

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
MAR 2 3 39 PM '82
DONNIE LAMBERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1584 PAGE 048

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ARTHUR TERRELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine thousand six hundred twenty-six and no/100-----
-----Dollars (\$ 9,626.00) due and payable upon demand, which shall be at such time as Arthur Terrell becomes deceased or ceases to own the premises described below. At such time, the principal amount shall be due in full with no interest thereon.

~~WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:~~

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NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Pear Street, being a portion of lot no. 23, Section C, property of Washington Heights, recorded in plat book M at page 107 in the R.M.C. Office for Greenville County, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly side of Pear Street (formerly known as Pine Street), at the front joint corner of lots no. 22 and no. 23, and running thence with the joint line of said lots S. 69-25 W. 75 feet to a stake; thence across the middle of said lot no. 23 N. 24-06 W. 40 feet to a stake; thence in a northeasterly direction approximately 72 feet to a stake on the westerly side of Pear Street, which stake is 80.8 feet from the southwestern corner of Pear Street and Washington Loop; thence with the western side of Pear Street, S. 27-37 E. 50 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Jeanne D. Threatt recorded in the R.M.C. Office for Greenville County in Deed Book 508 at Page 274 on September 17, 1954.

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Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, South Carolina 29601

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
MAR 2 1982
STAMP 03 58

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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